



CITY COUNCIL  
ATLANTA, GEORGIA

City Council  
Atlanta, Georgia

04-0-0074

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-03-89  
4-1-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **544 N. Angier Avenue, N.E.**, be changed from the **I-1 (Light Industrial)** District, to the **LW (Live Work)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **18** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Rhonda Daughkin Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
APPROVED by the Mayor

May 3, 2004  
May 11, 2004



## Legal Description

### Parcel 1

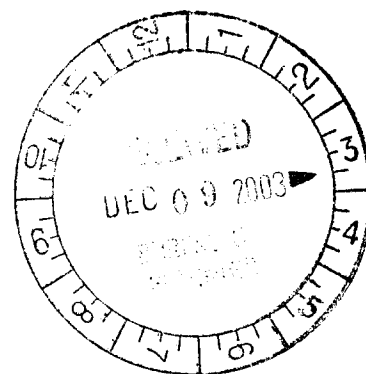
All that tract or parcel of land lying and being in Land Lot 18 of the 14th District of Fulton County Georgia, and more fully described as follows:

BEGINNING at the corner formed by the intersection of the northwestern side of Dallas Street with the southwestern side of North Angier Avenue; thence northwesterly along the southwestern side of Angier Avenue 238 feet to Morgan Street; thence westerly along the southern side of Morgan Street 79.51 feet; thence south 20 degrees 38 minutes 30 minutes 30 seconds East a distance of 108.04 feet; thence south 22 degrees 47 minutes 31 seconds East a distance of 140.35 feet to Dallas Street; thence northeasterly along the northwest side of Dallas Street 81.10 feet to the point of beginning.

### Parcel 2

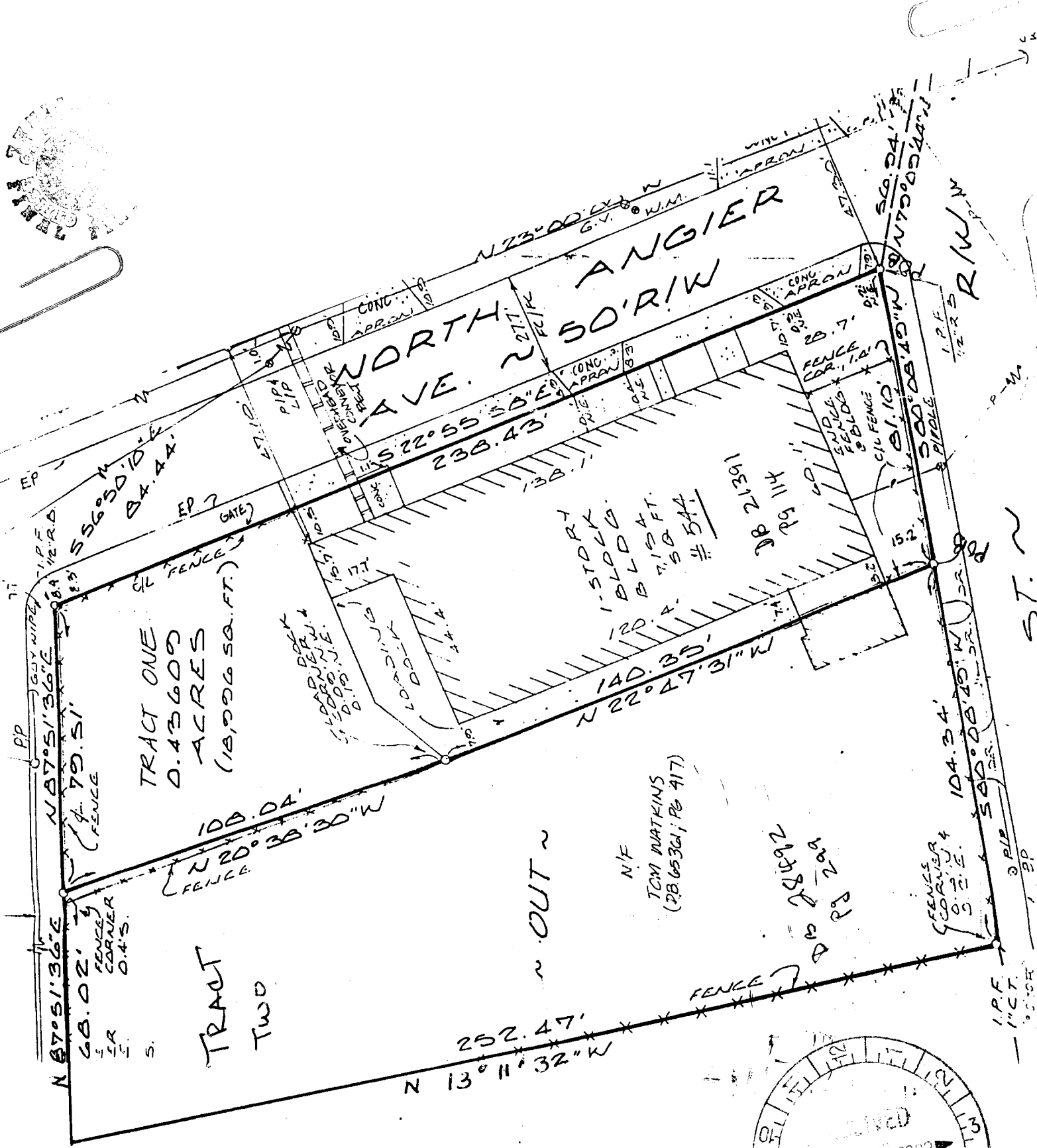
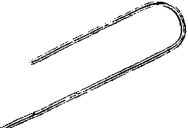
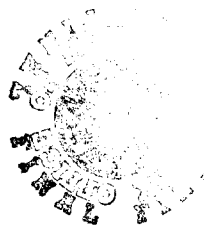
All that tract or parcel of land lying and being in Land Lot 18 of the 14<sup>th</sup> District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Dallas Street 81.10 feet southwesterly from its intersection with the southwesterly side of North Angier Avenue and running thence south 80 degrees 8 minutes 49 seconds west along the northwesterly side of Dallas Street 104.34 feet to a fence corner; running thence north 13 degrees 11 minutes 32 seconds west 252.47 feet to an iron pin found on the southerly side of Morgan Street; running thence along the southerly side of Morgan Street north 87 degrees 51 minutes 36 seconds east 68.02 feet to a point; running thence south 20 degrees 38 minutes 30 seconds east 108.04 feet to a point; running thence south 22 degrees 47 minutes 31 seconds east 140.35 feet to the point of beginning.



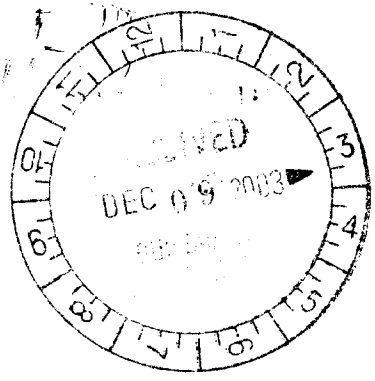
2-0389

Page 1 of 2



↑ N

LL 18  
14



RCS# 5690  
5/03/04  
5:44 PM

Atlanta City Council

Regular Session

04-O-0074

Z-03-89 544 ANGIER AVENUE  
I-1 TO LW  
ADOPT ON SUB

YEAS: 8  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 8  
EXCUSED: 0  
ABSENT 0

Y Smith	NV Archibong	Y Moore	Y Mitchell
NV Starnes	NV Fauver	NV Martin	Y Norwood
Y Young	NV Shook	Y Maddox	Y Willis
Y Winslow	NV Muller	NV Boazman	NV Woolard

04-O-0074

City Council  
Atlanta, Georgia

04-0 -0074

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-03-89  
12-9-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **544 N. Angier Avenue, N.E.**, be changed from the **I-1 (Light Industrial)** District, to the **MR-5A (Multi-Family Residential-Sub District 5A)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **18** of the **14<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## Legal Description

### Parcel 1

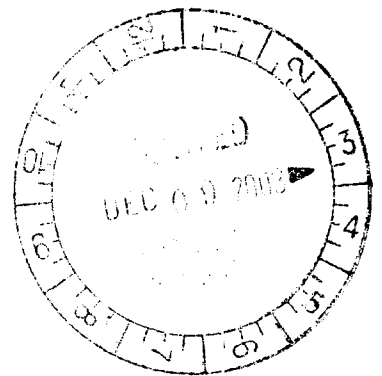
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### Parcel 2

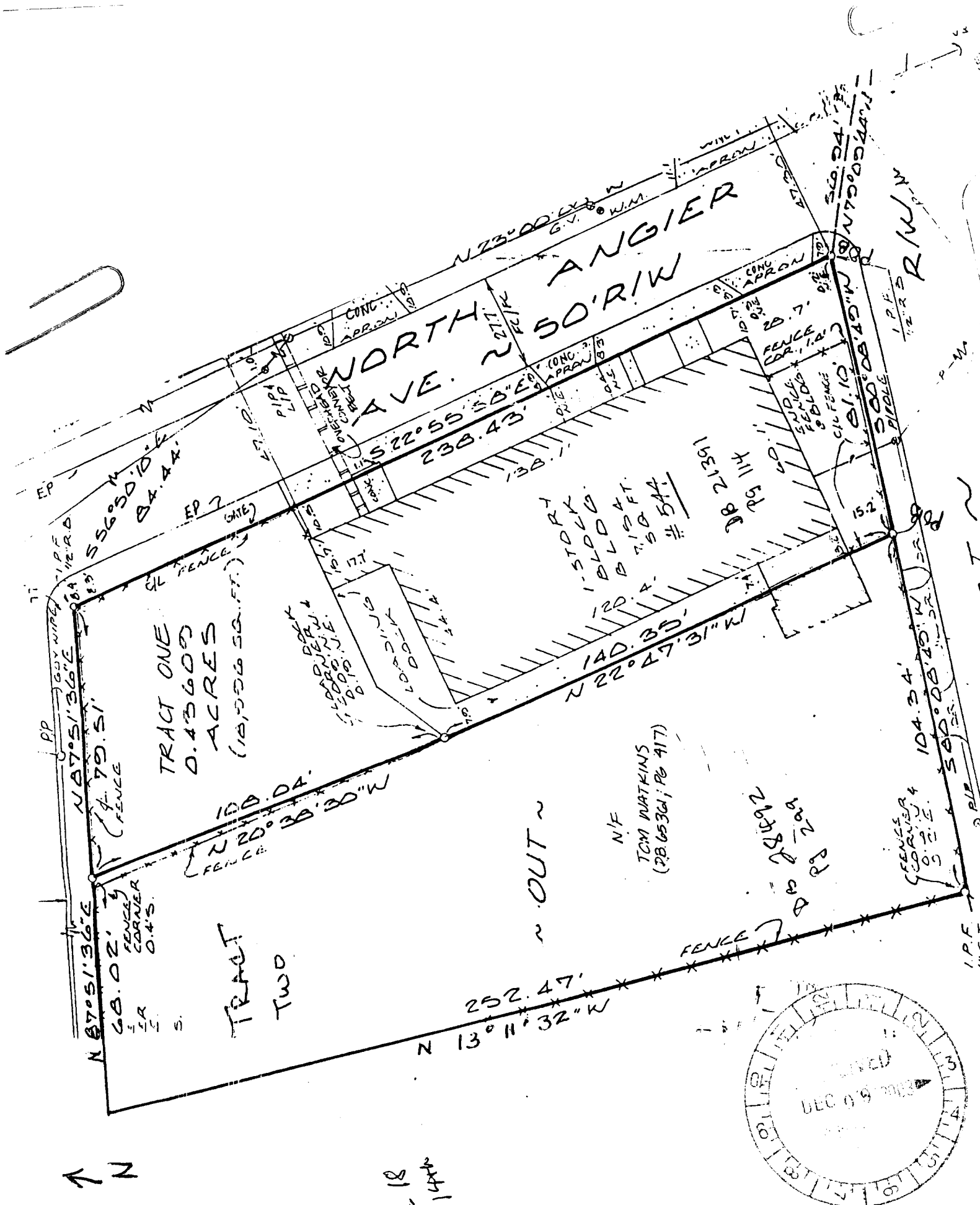
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20389

Page 1 of 2



RCS# 5358  
1/20/04  
3:01 PM

Atlanta City Council

Regular Session

MULTIPLE            1ST READS; 04-O-0069, 04-O-0070, 04-O-0071,  
                      04-O-0072, 04-O-0073, 04-O-0074  
   REFER

YEAS:    11  
NAYS:    0  
ABSTENTIONS: 0  
NOT VOTING: 2  
EXCUSED: 0  
ABSENT    3

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	B Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
B Winslow	NV Muller	B Boazman	NV Woolard

MULTIPLE





CITY COUNCIL  
ATLANTA, GEORGIA

City Council  
Atlanta, Georgia

04-0-0074

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-03-89  
4-1-04

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04-0-0074

(Do Not Write Above This Line)

AN ORDINANCE Z-03-89  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM  
THE I-LIGHT INDUSTRIAL)  
DISTRICT TO THE MR-5A (MULTI-FAMILY  
RESIDENTIAL-SUB DISTRICT 5A) DISTRICT,  
PROPERTY LOCATED AT 544 N. ANGIER  
AVENUE, N.E., FRONTING 238.43 FEET ON  
THE SOUTHWESTERLY SIDE OF N. ANGIER  
AVENUE, BEGINNING AT THE NORTHWEST  
CORNER OF DALLAS STREET. DEPTH: 185.  
FEET; AREA: APPROXIMATELY 1 ACRE;  
LAND LOT 18, 14TH DISTRICT, FULTON  
COUNTY, GEORGIA.  
OWNER: ARTHUR COHEN  
APPLICANT: BRUCE DOBBS  
NPT-M COUNCIL DISTRICT 2

ADOPTED BY

MAY 3 2004

COUNCIL

- ☐ CONSENT REFER
- ☒ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred

1/20/04

Referred To:

ZKB & Zoning

First Reading  
Committee Date May 14 2004  
Chair [Signature]

Committee

Date May 14 2004

Chair [Signature]

Action: [Signature]

Fav, Adv, Held (see rev. side)

Other: [Signature]

Members [Signature]

[Signature]

[Signature]

[Signature]

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

[Signature]

[Signature]

[Signature]

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd
- Readings
- ☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED  
MAY 2 2004

COUNCIL PRESIDENT PROTEM

CERTIFIED  
MAY 03 2004

MAYOR'S ACTION

APPROVED  
MAY 11 2004

MAYOR